



FACT SHEET: 1250 Lakeside Drive

DATE: March 2012

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PARCEL DATA:

- 1250 Lakeside Drive
- APN: 216-43-035 and 216-43-036
- 8.83 acres
- Zoned: Lakeside Specific Plan
- General Plan: Lakeside Specific Plan

HISTORY:

- The site was formerly a Four Points Sheraton hotel with meeting and banquet facilities.
- The hotel has been razed and the site has been vacant for several years.

GOAL:

- Develop the site as a mixed use hotel and residential project.

FACT/ISSUES:

- Site is located adjacent to the Oakmead Industrial Park, across the street from Avalon Silicon Valley apartments and adjacent to Residence Inn.
- Site near intersection of Lawrence Expressway and U.S. Hwy 101.
- Lakeside Specific Plan adopted in 2005.
- The site has a small lake across the southern side.
- The Special Development Permit (SDP) approved in 2005 has expired. The Specific Plan, adopted in 2005, is still in effect.

DEVELOPMENT PROCESS:

- A new SDP is required (even if design is fundamentally the same as prior approval). Public hearings with Planning Commission and City Council required.
- Prior approval included:
 - Signature architecture for all buildings on the site
 - Construction of hotel and residential units at approximately the same time.
 - Meeting rooms in hotel (approx. 13,000 s.f.)
 - Public access required to the on-site lake and trail
 - Tree Preservation
 - Traffic Impact Fees, Park Dedication In-lieu Fees and Art in Private Development
 - Shared use of some hotel facilities for residents

GENERAL DEVELOPMENT REQUIREMENTS:

- Specific Plan allocates ~3.3 acres for hotel and ~5.5 acres for residential
- Guest rooms: 237-263
- Dwelling units: 186-250
- Height, stories, setbacks, parking, landscaping, usable open space and other site requirements are set forth in the Specific Plan.
- Green Building requirements apply to both hotel and residential development.
- Development fees apply.

ENVIRONMENTAL REVIEW REQUIREMENTS:

- EIR prepared and certified in 2005. Mitigation measures would apply.
- Updated Traffic Impact Analysis, Air Quality Analysis, and Greenhouse Gas Emissions analysis may be required for new a SDP.
- Any proposed changes to the Specific Plan (if initiated by the City Council) are subject to additional environmental review.

The Lakeside Specific Plan is available online at <http://sunnyvaleplanning.com> under the “Documents” section.